

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**November 20, 2014**



**Right-of-way Abandonment case no. RA 14-09: Washington Heights, Block 10**

**SIZE AND LOCATION:** 2,000 square feet of unimproved public alley right-of-way in Block 10 of the Washington Heights Subdivision, extending 100 feet northeast from Red Oak Street between Madison and Wellington Avenues

**APPLICANT(S):** Gilbert Barron

**STAFF CONTACT:** Maggie Dalton, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** the requested right-of-way abandonment.



[illegible]

The applicant, Mr. Barron, and adjacent property owners of Lots 4 and 5 in Block 10 of the Washington Heights Subdivision are requesting that 2,000 square feet of unimproved public alley right-of-way that extends 100 feet north from Red Oak Street between Wellington and Madison Avenues be abandoned. Mr. Barron, who owns Lots 9 and 10 in Block 10 adjacent to the alley desires to replat 1,000 square feet of the to be abandoned alley with the adjoining property that he owns to eliminate a building encroachment that currently exists. The related replat request (case no. RP14-27) is also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on November 20, 2014. The requested the abandonment will formally integrate this land with adjacent property owner's ownership of adjoining land. The alley right-of-way requested to be abandoned has never been improved as a driving surface and no public utilities lie within this right-of-way.

Acting on behalf of the general public, only Bryan's City Council is authorized to officially abandon all or portions of rights of way dedicated for public use. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon any such rights-of-way.

Page 2 of 3

integrated with adjacent land for many years. Abandoning the subject right-of-way, therefore, will not interfere with the smooth circulation of vehicular and pedestrian traffic.

The Site Development Review Committee and staff recommend **approving** the request to abandon this segment of alley right-of-way, as requested. Abandoning the subject right-of-way, as recommended, will allow this land to be integrated with the adjacent lot and relieve the public from continued maintenance responsibilities. Staff contends that the recommended rearrangement of land will have the most likely long-range public benefit.